



January 2012



20003 - Condo & Coop

New Listings**17**

 **183.3%**  **13.3%**
 from Dec 2011: 6 from Jan 2011: 15



YTD	2012	2011	+/-
	17	15	13.3%

5-year Jan average: **18****New Pendings****9**

 **-10.0%**  **28.6%**
 from Dec 2011: 10 from Jan 2011: 7



YTD	2012	2011	+/-
	9	7	28.6%

5-year Jan average: **7****Closed Sales****8**

 **0.0%**  **100.0%**
 from Dec 2011: 8 from Jan 2011: 4

YTD	2012	2011	+/-
	8	4	100.0%

5-year Jan average: **6****Median Sold Price****\$306,700**

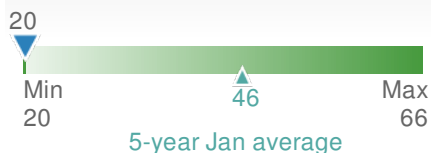
 **-18.8%**  **-48.9%**
 from Dec 2011: **\$377,750** from Jan 2011: **\$600,000**

YTD	2012	2011	+/-
	\$306,700	\$600,000	-48.9%

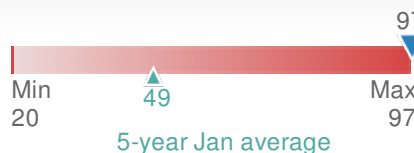
5-year Jan average: **\$403,440****Summary**

In 20003, the median sold price for Condo & Coop properties for January was \$306,700, representing a decrease of 18.8% compared to last month and a decrease of 48.9% from Jan 2011. The average days on market for units sold in January was 97 days, 100% above the 5-year January average of 49 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 17; and a 4.8% decrease in supply to 20 active units.

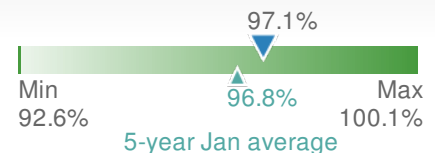
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.76 in December and an increase from 0.29 in January 2011. The Contract Ratio is 124% higher than the 5-year January average of 0.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**20**

Dec 2011	Jan 2011
21	42

Avg DOM**97**

Dec 2011	Jan 2011	YTD
95	65	97

Avg Sold to OLP Ratio**97.1%**

Dec 2011	Jan 2011	YTD
93.0%	92.6%	97.1%